

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks
South Fork State Recreation Area
Facility Condition Analysis

SOUTH FORK STATE RECREATION AREA

253 Lower South Fork #8
Spring Creek, Nevada 89815

Site Number: 9936
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in June 2015

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks
South Fork State Recreation Area
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9936

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0546	CAMPGROUND COMFORT STATION	864	1991	7/22/2014	\$15,000	\$8,320	\$17,280	\$40,600	\$129,600	31%
	353 Lower South Fork Unit 8									
2301	GARAGE / STORAGE BUILDING	1200		7/22/2014	\$0	\$18,700	\$0	\$18,700	\$60,000	31%
	353 Lower South Fork Unit 8									
0580	PUMP HOUSE	104	1992	7/22/2014	\$2,500	\$5,040	\$0	\$7,540	\$26,000	29%
	353 Lower South Fork Unit 8									
0581	SHOP (VACANT)	912	1937	7/22/2014	\$0	\$9,120	\$0	\$9,120	\$31,920	29%
	353 Lower South Fork Unit 8									
2737	FISHERMAN'S POINT CXT RESTROOM	98	2006	7/22/2014	\$2,500	\$245	\$0	\$2,745	\$12,500	22%
	353 Lower South Fork Unit 8									
3350	SADDLE DAM CXT RESTROOM	98	2008	7/22/2014	\$2,500	\$0	\$245	\$2,745	\$12,500	22%
	353 Lower South Fork Unit 8									
0547	PARK OFFICE / SHOP	3464	1994	7/22/2014	\$11,000	\$96,308	\$17,320	\$124,628	\$866,000	14%
	353 Lower South Fork Unit 8									
0578	STORAGE BUILDING	1064	1937	7/22/2014	\$0	\$5,320	\$0	\$5,320	\$37,240	14%
	353 Lower South Fork Unit 8									
2741	CXT RESTROOM #3 WEST	196	2006	7/22/2014	\$2,500	\$490	\$0	\$2,990	\$24,500	12%
	353 Lower South Fork Unit 8									
2740	CXT RESTROOM #2 WEST	196	2006	7/22/2014	\$2,500	\$490	\$0	\$2,990	\$25,000	12%
	353 Lower South Fork Unit 8									
2300	WEST FEE BOOTH	100		7/22/2014	\$0	\$1,000	\$0	\$1,000	\$10,000	10%
	353 Lower South Fork Unit 8									
3354	WATER TANK		0	7/22/2014	\$0	\$15,000	\$0	\$15,000	\$150,000	10%
	353 Lower South Fork Unit 8									
2299	EAST FEE BOOTH	40		7/22/2014	\$0	\$400	\$0	\$400	\$4,000	10%
	353 Lower South Fork Unit 8									
2321	EAST BOAT RAMP CXT RESTROOM	250	0	7/22/2014	\$1,500	\$625	\$0	\$2,125	\$31,250	7%
	353 Lower South Fork Unit 8									
3353	RESIDENCE 2	1500	2012	7/22/2014	\$0	\$0	\$15,000	\$15,000	\$225,000	7%
	353 Lower South Fork Unit 8									
3352	RESIDENCE 1	1500	2012	7/22/2014	\$0	\$0	\$15,000	\$15,000	\$225,000	7%
	353 Lower South Fork Unit 8									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2753	IRRIGATION PUMP HOUSE	144	2006	7/22/2014	\$0	\$720	\$0	\$720	\$14,400	5%
	353 Lower South Fork Unit 8									
	South Fork SRA									
2739	CXT RESTROOM #1 WEST	98	2006	7/22/2014	\$0	\$245	\$0	\$245	\$12,500	2%
	353 Lower South Fork Unit 8									
	South Fork SRA									
3351	COYOTE COVE CXT RESTROOM	196	2014	7/22/2014	\$0	\$0	\$490	\$490	\$25,000	2%
	353 Lower South Fork Unit 8									
	South Fork SRA									
9936	SOUTH FORK STATE RECREATION AREA SITE			7/22/2014	\$3,500	\$795,656	\$0	\$799,156		0%
	353 Lower South Fork # 8									
	South Fork SRA									
2743	WEST RAMADA #2	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3310	EAST RAMADA #16	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3309	EAST RAMADA #15	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3308	EAST RAMADA #14	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3307	EAST RAMADA #13	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3306	EAST RAMADA #12	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3305	EAST RAMADA #11	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3304	EAST RAMADA #10	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3311	EAST RAMADA #17	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2752	EAST RAMADA #9	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2751	EAST RAMADA #8	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2750	EAST RAMADA #7	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2749	EAST RAMADA #6	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2748	EAST RAMADA #5	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2747	EAST RAMADA #4	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2746	EAST RAMADA #3	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3312	EAST RAMADA #18	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2744	WEST RAMADA #3	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3317	EAST RAMADA #23	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2742	WEST RAMADA #1	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2738	FISHERMAN'S POINT RAMADA	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
2745	EAST RAMADA #2	144	2007	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3342	WEST RAMADA #17	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3315	EAST RAMADA #21	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3335	WEST RAMADA #10	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3336	WEST RAMADA #11	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3337	WEST RAMADA #12	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3338	WEST RAMADA #13	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3339	WEST RAMADA #14	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3333	WEST RAMADA #8	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3341	WEST RAMADA #16	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3332	WEST RAMADA #7	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3343	WEST RAMADA #18	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3344	WEST RAMADA #19	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3345	WEST RAMADA #20	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3346	WEST RAMADA #21	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3347	WEST RAMADA #22	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3348	WEST RAMADA #23	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3349	WEST RAMADA #24	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3340	WEST RAMADA #15	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3324	EAST RAMADA #30	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3314	EAST RAMADA #20	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3316	EAST RAMADA #22	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3318	EAST RAMADA #24	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3319	EAST RAMADA #25	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3320	EAST RAMADA #26	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3321	EAST RAMADA #27	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									

Site number: 9936

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3334	WEST RAMADA #9	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3323	EAST RAMADA #29	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3313	EAST RAMADA #19	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3325	EAST RAMADA #31	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3326	EAST RAMADA #32	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3327	EAST GROUP RAMADA #1	400	2013	7/22/2014	\$0	\$0	\$0		\$10,000	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3328	EAST GROUP RAMADA #25	400	2013	7/22/2014	\$0	\$0	\$0		\$10,000	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3329	WEST RAMADA #4	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3330	WEST RAMADA #5	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3331	WEST RAMADA #6	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
3322	EAST RAMADA #28	144	2013	7/22/2014	\$0	\$0	\$0		\$3,600	
	353 Lower South Fork Unit 8									
	South Fork SRA									
Report Totals.....:		20,888			\$43,500	\$957,679	\$65,335	\$1,066,514	\$2,144,010	50 %

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Building Name	Index #	
SOUTH FORK STATE RECREATION AREA SITE	9936	
WATER TANK	3354	
RESIDENCE 2	3353	
RESIDENCE 1	3352	
COYOTE COVE CXT RESTROOM	3351	
SADDLE DAM CXT RESTROOM	3350	
WEST RAMADA #24	3349	No Current Projects
WEST RAMADA #23	3348	No Current Projects
WEST RAMADA #22	3347	No Current Projects
WEST RAMADA #21	3346	No Current Projects
WEST RAMADA #20	3345	No Current Projects
WEST RAMADA #19	3344	No Current Projects
WEST RAMADA #18	3343	No Current Projects
WEST RAMADA #17	3342	No Current Projects
WEST RAMADA #16	3341	No Current Projects
WEST RAMADA #15	3340	No Current Projects
WEST RAMADA #14	3339	No Current Projects
WEST RAMADA #13	3338	No Current Projects
WEST RAMADA #12	3337	No Current Projects
WEST RAMADA #11	3336	No Current Projects
WEST RAMADA #10	3335	No Current Projects
WEST RAMADA #9	3334	No Current Projects
WEST RAMADA #8	3333	No Current Projects
WEST RAMADA #7	3332	No Current Projects
WEST RAMADA #6	3331	No Current Projects
WEST RAMADA #5	3330	No Current Projects
WEST RAMADA #4	3329	No Current Projects
EAST GROUP RAMADA #25	3328	No Current Projects
EAST GROUP RAMADA #1	3327	No Current Projects
EAST RAMADA #32	3326	No Current Projects
EAST RAMADA #31	3325	No Current Projects
EAST RAMADA #30	3324	No Current Projects
EAST RAMADA #29	3323	No Current Projects

EAST RAMADA #28	3322	No Current Projects
EAST RAMADA #27	3321	No Current Projects
EAST RAMADA #26	3320	No Current Projects
EAST RAMADA #25	3319	No Current Projects
EAST RAMADA #24	3318	No Current Projects
EAST RAMADA #23	3317	No Current Projects
EAST RAMADA #22	3316	No Current Projects
EAST RAMADA #21	3315	No Current Projects
EAST RAMADA #20	3314	No Current Projects
EAST RAMADA #19	3313	No Current Projects
EAST RAMADA #18	3312	No Current Projects
EAST RAMADA #17	3311	No Current Projects
EAST RAMADA #16	3310	No Current Projects
EAST RAMADA #15	3309	No Current Projects
EAST RAMADA #14	3308	No Current Projects
EAST RAMADA #13	3307	No Current Projects
EAST RAMADA #12	3306	No Current Projects
EAST RAMADA #11	3305	No Current Projects
EAST RAMADA #10	3304	No Current Projects
IRRIGATION PUMP HOUSE	2753	
EAST RAMADA #9	2752	No Current Projects
EAST RAMADA #8	2751	No Current Projects
EAST RAMADA #7	2750	No Current Projects
EAST RAMADA #6	2749	No Current Projects
EAST RAMADA #5	2748	No Current Projects
EAST RAMADA #4	2747	No Current Projects
EAST RAMADA #3	2746	No Current Projects
EAST RAMADA #2	2745	No Current Projects
WEST RAMADA #3	2744	No Current Projects
WEST RAMADA #2	2743	No Current Projects
WEST RAMADA #1	2742	No Current Projects
CXT RESTROOM #3 WEST	2741	
CXT RESTROOM #2 WEST	2740	
CXT RESTROOM #1 WEST	2739	
FISHERMAN'S POINT RAMADA	2738	No Current Projects
FISHERMAN'S POINT CXT RESTROOM	2737	
EAST BOAT RAMP CXT RESTROOM	2321	
GARAGE / STORAGE BUILDING	2301	

WEST FEE BOOTH	2300
EAST FEE BOOTH	2299
SHOP (VACANT)	0581
PUMP HOUSE	0580
STORAGE BUILDING	0578
PARK OFFICE / SHOP	0547
CAMPGROUND COMFORT STATION	0546

SOUTH FORK STATE RECREATION AREA SITE

SPWB Facility Condition Analysis - 9936

Survey Date: 7/22/2014

SOUTH FORK STATE RECREATION AREA SITE**BUILDING REPORT**

The South Fork State Recreation Area is located 16 miles south of Elko. The area occupies 2,200 acres surrounding the 1,650 acre South Fork Reservoir. Facilities include camping, picnicking, swimming, fishing and boating, and are open year round. There are developed facilities on both east and west shores of the reservoir. The recreation area has a well which pumps water to a 65,000 gallon water tank which then gravity feeds the residences, park office / shop and campground areas on the east side of the park. There is electrical service and propane gas for heating appliances.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$3,500****Currently Critical****Immediate to Two Years****Project Index #: 9936ADA3****Construction Cost \$3,500****ADA UPGRADES - PRESENTATION AREA**

The Presentation Area in the campground is used by the rangers for educational and interpretive talks to the public. There are benches provided but there is no accessible path of travel or accessible viewing area for the disabled. This project would provide for the purchase and installation of 300 SF of 4" thick concrete for an ADA compliant sidewalk and viewing area. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$795,656****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9936SIT1****Construction Cost \$364,000****ASPHALT PAVING INSTALLATION**

The campground loop and the individual campsite parking areas are not currently paved. This project would provide asphalt paving for a 10' wide access road around the campground and 10' wide parking spaces at each campsite. The estimate includes grading, compaction and installation of 4" thick asphalt cement.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

Project Index #: 9936SIT3**Construction Cost \$150,000****BOAT DOCK AND RAMP REPLACEMENT**

The boat dock and concrete ramp are approaching the end of their expected life due to extreme climatic conditions and heavy use. The existing ramp and dock should be scheduled for replacement. The concrete ramp is cracking and spalling. It is important for the concrete to be in good shape to insure proper traction for tow vehicles and to prevent accidents. This project would provide for purchase and installation of a new boat dock and concrete ramp. Removal and disposal of the existing concrete ramp and dock is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

Project Index #: 9936SIT2**Construction Cost \$187,200****CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure.

312,000 square feet of asphalt area was used to generate this estimate which includes the new paving in the campground. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

Project Index #: 9936EXT1
Construction Cost \$3,456

EXTERIOR FINISHES, SHADE RAMADAS

There are 59 steel shade ramadas in different locations throughout the site for a total of 8,864 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures. This project should be done on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

Project Index #: 9936SIT5
Construction Cost \$65,000

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

The visitors parking lot, maintenance yard and carport parking area have insufficient lighting. This project would provide for the installation of 10 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

Project Index #: 9936SIT4
Construction Cost \$25,000

FISH CLEANING STATION INSTALLATION

There is no fish cleaning station installed at the site. This equipment is important to have on site because it reduces environmental hazards that would be prevalent without the equipment and also encourages people to visit the park for its convenient facilities. The estimate includes 2,500 feet of piping from the campground to the main water line.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

Project Index #: 9936PLM2
Construction Cost \$1,000

ISOLATION VALVE REPLACEMENT

Two of the isolation valves for the site are no longer operating correctly. The main water line that serves each of the buildings on the site is in need of an isolation valve. This will allow the maintenance staff to do repairs to the plumbing without shutting down the whole site. More importantly, a leak in the building can be shut down quickly minimizing damage in an emergency. This estimate provides for a 2-1/2" gate valve to be installed at each building.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,500
Priority Class 2:	\$795,656
Priority Class 3:	\$0
Grand Total:	\$799,156

WATER TANK

SPWB Facility Condition Analysis - 3354

Survey Date: 7/22/2014

WATER TANK BUILDING REPORT

The water tank at South Fork SRA is an above ground 65,000 gallon capacity tank with is fed from the well / pump house down by the park office.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$15,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 3354EXT1

Construction Cost \$15,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):

Year Constructed: 0

Exterior Finish 1: 100 % Painted Steel

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 0 % U

IBC Occupancy Type 2: 0 %

Construction Type: Steel Construction

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0

Project Construction Cost per Square Foot:

Priority Class 2: \$15,000

Total Facility Replacement Construction Cost: \$150,000

Priority Class 3: \$0

Facility Replacement Cost per Square Foot:

Grand Total: \$15,000

FCNI: 10%

RESIDENCE 2

SPWB Facility Condition Analysis - 3353

Survey Date: 7/22/2014

RESIDENCE 2

BUILDING REPORT

The residence is a wood framed modular style home with a kitchen and dining area, bedrooms and a living space. The building has a fire sprinkler system and a back-up emergency generator. It does not have a garage.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3353EXT1****Construction Cost \$7,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3353INT1****Construction Cost \$7,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:**Gross Area (square feet): 1,500****Year Constructed: 2012****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: 0 %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$225,000
Priority Class 3:	\$15,000	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$15,000	FCNI:	7%

RESIDENCE 1

SPWB Facility Condition Analysis - 3352

Survey Date: 7/22/2014

RESIDENCE 1

BUILDING REPORT

The residence is a wood framed modular style home with a kitchen and dining area, bedrooms and a living space. The building has a fire sprinkler system and a back-up emergency generator. It does not have a garage.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3352EXT1****Construction Cost \$7,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3352INT1****Construction Cost \$7,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:**Gross Area (square feet): 1,500****Year Constructed: 2012****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: 0 %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$225,000
Priority Class 3:	\$15,000	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$15,000	FCNI:	7%

COYOTE COVE CXT RESTROOM

SPWB Facility Condition Analysis - 3351

Survey Date: 7/22/2014

COYOTE COVE CXT RESTROOM BUILDING REPORT

The CXT restroom is a precast dual stall restroom located along the west shore of the lake in the campground area. It is an ADA accessible unit with an ADA compliant parking space and access to the facility.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$490**
Long-Term Needs **Four to Ten Years**

EXTERIOR/ INTERIOR FINISHES **Project Index #: 3351EXT1**
Construction Cost \$490

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 196
Year Constructed: 2014
Exterior Finish 1: 100 % Painted Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.50
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$490	Facility Replacement Cost per Square Foot:	\$128
Grand Total:	\$490	FCNI:	2%

SADDLE DAM CXT RESTROOM

SPWB Facility Condition Analysis - 3350

Survey Date: 7/22/2014

SADDLE DAM CXT RESTROOM BUILDING REPORT

The CXT Restroom is a precast single use structure located in the Saddle Dam area of the park. It has some ADA accessible improvements but is lacking an ADA accessible parking area and route of travel to the facility.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$2,500
Currently Critical	Immediate to Two Years	

ADA PARKING INSTALLATION

Project Index #: 3350ADA1
Construction Cost \$2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$245
Long-Term Needs	Four to Ten Years	

EXTERIOR/ INTERIOR FINISHES

Project Index #: 3350EXT1
Construction Cost \$245

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	98
Year Constructed:	2008
Exterior Finish 1:	100 % Precast Concrete
Exterior Finish 2:	0 %
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	100 % B
IBC Occupancy Type 2:	0 %
Construction Type:	Precast Concrete
IBC Construction Type:	V-B
Percent Fire Suppressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$28.01
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$245	Facility Replacement Cost per Square Foot:	\$128
Grand Total:	\$2,745	FCNI:	23%

SPWB Facility Condition Analysis - 2753

Survey Date: 7/22/2014

The Irrigation Pump House is a wood framed structure located on the old ranch site adjacent to the reservoir. It contains irrigation water pump equipment for the park. It is in good shape.

Total Construction Cost for Priority 2 Projects: \$720

Necessary - Not Yet Critical	Two to Four Years
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Project Index #: 2753EXT1

Construction Cost	\$720
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It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 144

Year Constructed: 2006

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$720	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$720	FCNI:	5%

CXT RESTROOM #3 WEST

SPWB Facility Condition Analysis - 2741

Survey Date: 7/22/2014

**CXT RESTROOM #3 WEST
BUILDING REPORT**

This CXT restroom is a precast double unit which is located in the day use area along the west shore of the reservoir. This unit is ADA compliant but is lacking an accessible parking area and route of travel to the restroom.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$2,500
Currently Critical	Immediate to Two Years	

ADA PARKING INSTALLATION**Project Index #: 2741ADA1
Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$490
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR/ INTERIOR FINISHES**Project Index #: 2741EXT1
Construction Cost \$490**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 196
Year Constructed: 2006
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$15.26
Priority Class 2:	\$490	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$2,990	FCNI:	12%

CXT RESTROOM #2 WEST

SPWB Facility Condition Analysis - 2740

Survey Date: 7/22/2014

**CXT RESTROOM #2 WEST
BUILDING REPORT**

This CXT restroom is a precast double unit which is located in the day use area along the west shore of the reservoir. This unit is somewhat ADA compliant but is lacking an accessible parking area and route of travel to the restroom. It is in excellent condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****ADA PARKING INSTALLATION****Project Index #: 2740ADA1****Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$490****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2740EXT1****Construction Cost \$490**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 196
Year Constructed: 2006
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$15.26
Priority Class 2:	\$490	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$128
Grand Total:	\$2,990	FCNI:	12%

SPWB Facility Condition Analysis - 2739

Survey Date: 7/22/2014

This CXT restroom is a precast single unit which is located in the day use area along the west shore of the reservoir. This unit is somewhat ADA compliant. It has an accessible parking area and route of travel to the restroom.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$245

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR/ INTERIOR FINISHES

Project Index #: 2739EXT1

Construction Cost	\$245
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It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 98

Year Constructed: 2006

Exterior Finish 1: 100 % Precast Concrete

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: 0 %

Construction Type: Precast Concrete

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: **\$0**

Project Construction Cost per Square Foot: \$2.50

Priority Class 2: \$245

Total Facility Replacement Construction Cost: \$12,000

Priority Class 3: \$0

Facility Replacement Cost per Square Foot: \$128

Grand Total: \$245

FCNI: 2%

FISHERMAN'S POINT CXT RESTROOM

SPWB Facility Condition Analysis - 2737

Survey Date: 7/22/2014

**FISHERMAN'S POINT CXT RESTROOM
BUILDING REPORT**

This CXT restroom is a precast single unit which is located in the day use area along the west shore of the reservoir in an area known as Fisherman's Point.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$2,500
Currently Critical	Immediate to Two Years	

ADA PARKING INSTALLATION**Project Index #: 2737ADA1
Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$245
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR/ INTERIOR FINISHES**Project Index #: 2737EXT1
Construction Cost \$245**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 98
Year Constructed: 2006
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$28.01
Priority Class 2:	\$245	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$128
Grand Total:	\$2,745	FCNI:	23%

EAST BOAT RAMP CXT RESTROOM

SPWB Facility Condition Analysis - 2321

Survey Date: 7/22/2014

EAST BOAT RAMP CXT RESTROOM BUILDING REPORT

The East Boat Ramp CXT Restroom is located in the boat ramp parking and day use area. This concrete masonry unit structure is ADA complaint and has stalls for men and women. It is in excellent condition.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$1,500
Currently Critical	Immediate to Two Years	

ADA SIGNAGE & STRIPING

Project Index #: 2321ADA1
Construction Cost \$1,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The asphalt parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking space. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$625
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR/ INTERIOR FINISHES

Project Index #: 2321EXT1
Construction Cost \$625

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet):	250
Year Constructed:	0
Exterior Finish 1:	100 % Concrete Masonry U
Exterior Finish 2:	%
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	100 % B
IBC Occupancy Type 2:	0 %
Construction Type:	Concrete Masonry Units
IBC Construction Type:	V-N
Percent Fire Suppressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$8.50
Priority Class 2:	\$625	Total Facility Replacement Construction Cost:	\$31,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$2,125	FCNI:	7%

GARAGE / STORAGE BUILDING

SPWB Facility Condition Analysis - 2301

Survey Date: 7/22/2014

**GARAGE / STORAGE BUILDING
BUILDING REPORT**

The Garage / Storage building is a wood framed structure on a concrete slab-on-grade foundation. Primarily designed as a garage, it is currently used as storage for park maintenance personnel. It is located in the park office yard and is in good condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$18,700****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2301EXT2****Construction Cost \$1,500**

The exterior wood man door appears to be original to the building. It is damaged from age and general wear and tear. The frame has not held up over time and is causing the door to bind. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

EXTERIOR FINISHES**Project Index #: 2301EXT1****Construction Cost \$6,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

HEATER INSTALLATION**Project Index #: 2301HVA1****Construction Cost \$5,200**

The building is heated by several small wall mounted electric heaters. These units were not installed as part of the original building design and are insufficient for their application. This project provides for purchase and installation of propane fired heaters and associated connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

INTERIOR FINISHES**Project Index #: 2301INT1****Construction Cost \$6,000**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed:
Exterior Finish 1: 100 % Stained Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.58
Priority Class 2:	\$18,700	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$18,700	FCNI:	31 %

WEST FEE BOOTH

SPWB Facility Condition Analysis - 2300

Survey Date: 7/22/2014

WEST FEE BOOTH BUILDING REPORT

The West Fee Booth is a wood framed portable structure located along the southwest entrance road to the day use area along the west shore. It is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2300EXT1****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

INTERIOR FINISHES**Project Index #: 2300INT1****Construction Cost \$500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:**Gross Area (square feet): 100****Year Constructed:****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Portable Wood Building****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,000	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$1,000	FCNI:	10%

EAST FEE BOOTH

SPWB Facility Condition Analysis - 2299

Survey Date: 7/22/2014

EAST FEE BOOTH BUILDING REPORT

The East Fee Booth is a wood framed portable structure located along the main entrance. It is in good shape.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$400
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR FINISHES

Project Index #: 2299EXT1
Construction Cost \$200

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

INTERIOR FINISHES

Project Index #: 2299INT1
Construction Cost \$200

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 40
Year Constructed:
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Portable Wood Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$400	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$400	FCNI:	10%

SHOP (VACANT)

SPWB Facility Condition Analysis - 0581

Survey Date: 7/22/2014

SHOP (VACANT)**BUILDING REPORT**

The Shop is an old wood framed structure that was part of the original ranch complex located along the shore of South Fork Reservoir. It is vacant and in poor condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,120****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0581EXT1****DEMOLISH STRUCTURE****Construction Cost \$9,120**

This building is not currently being used. It contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition and disposal of the building.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:**Gross Area (square feet): 912****Year Constructed: 1937****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$9,120	Total Facility Replacement Construction Cost:	\$32,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$35
Grand Total:	\$9,120	FCNI:	29%

PUMP HOUSE

SPWB Facility Condition Analysis - 0580

Survey Date: 7/22/2014

**PUMP HOUSE
BUILDING REPORT**

The Pump house is a concrete masonry unit structure located east of the park office complex. It contains the pump and water treatment equipment which services the entire park. The park well is adjacent to this building. It supplies water to a 65,000 gallon above ground water tank which then feeds the entire park via a gravity feed system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,500**
Currently Critical **Immediate to Two Years**

CHLORINE ALARM INSTALLATION

Project Index #: 0580SFT1
Construction Cost \$2,500

The pump house has two rooms, one houses the water pump and the other houses the chlorination system. There is a monitoring and alarm system for the pump, but not for the chlorination system. This project would provide for a continuous area monitoring and alarm system to be installed to detect a chlorine leak in the chlorination system. The audible and visual alarm should be mounted on the exterior of the building.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,040**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 0580EXT2
Construction Cost \$3,000

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two exterior doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR FINISHES

Project Index #: 0580EXT1
Construction Cost \$520

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the wood and metal trim and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

HEATER REPLACEMENT

Project Index #: 0580HVA1
Construction Cost \$1,000

There is an electric heater in the chlorinator room that is no longer operating. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

INTERIOR FINISHES

Project Index #: 0580INT1
Construction Cost \$520

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 104
Year Constructed: 1992
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$72.50
Priority Class 2:	\$5,040	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$7,540	FCNI:	29%

STORAGE BUILDING

SPWB Facility Condition Analysis - 0578

Survey Date: 7/22/2014

STORAGE BUILDING BUILDING REPORT

The Storage Building is a wood framed structure on a concrete slab-on-grade. It used to be a residence from the original ranch prior to the creation of the reservoir. It was relocated to its current location in the Park Office yard. The building has a newer standing seam metal roof and it has been rehabilitated.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,320**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0578EXT1
Construction Cost \$5,320

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

BUILDING INFORMATION:

Gross Area (square feet): 1,064
Year Constructed: 1937
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$5,320	Total Facility Replacement Construction Cost:	\$37,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$35
Grand Total:	\$5,320	FCNI:	14%

PARK OFFICE / SHOP

SPWB Facility Condition Analysis - 0547

Survey Date: 7/22/2014

PARK OFFICE / SHOP**BUILDING REPORT**

The Park Office / Shop is a wood framed structure with an exterior insulation and finish system (EIFS) on a concrete slab-on-grade foundation. It has a standing seam metal roof. This facility contains a public visitation area, offices, restrooms, conference room and a shop. Heat is provided by propane fired heaters in the shop and a forced air furnace for the office space. The facility also has a fire sprinkler system. The building has some ADA accessibility elements but the restroom is not ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$11,000****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 0547ADA2****Construction Cost \$1,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The lobby at the entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards For Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

ADA SHOWER REMODEL**Project Index #: 0547ADA3****Construction Cost \$5,000**

The staff restroom is ADA compliant except for the shower. The existing shower does not fully comply with the ADA accessible guidelines. This project would provide for new ADA compliant plumbing fixtures and shower seat to be installed. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE**Project Index #: 0547ADA1****Construction Cost \$2,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0547SFT3****Construction Cost \$2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$96,308****Necessary - Not Yet Critical****Two to Four Years****CONCRETE PAVING INSTALLATION****Project Index #: 0547SIT1
Construction Cost \$20,000**

The building could use sidewalk upgrades and additional concrete around the exterior and under the carport. Some of the existing concrete is cracked and failing and is due for replacement. There are unpaved areas around the exterior of the building that staff walk on regularly. Areas around the building are walked on often and are not paved. The four-bay carport on the North side of the building is not paved and the dirt is insufficient for the heavy use and extreme climate. The drainage away from the building is also insufficient due to erosion of the dirt which also makes it difficult to remove snow from the perimeter of the building. This project would provide for 2,000 square feet of concrete to replace deteriorated concrete sidewalks, installation of new concrete sidewalks, installation of proper parking spaces under the carport and improved drainage.

ELECTRICAL UPGRADE IN SHOP**Project Index #: 0547ELE1
Construction Cost \$7,500**

This building was constructed before the high demand for electrical services were needed for shop equipment and computers. As time has progressed, the shops electrical demand and equipment has changed and is now lacking sufficient electrical outlets. This project would provide for the purchase and installation of 10 additional duplex outlets. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0547EXT2
Construction Cost \$1,500**

The exterior wood man door at the entrance appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0547EXT1
Construction Cost \$17,320**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

FIRE ALARM UPGRADE**Project Index #: 0547SFT1
Construction Cost \$10,392**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

HEATER REPLACEMENT**Project Index #: 0547ENR2
Construction Cost \$8,000**

The ceiling mounted heaters in the garage are not energy efficient and have reached the end of their expected and useful life. They have undergone numerous repairs and should be scheduled for replacement. The new units shall be designed to significantly reduce electrical and propane gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project would provide for replacing the existing heaters and all required connections to utilities.

JANITORS CLOSET REPAIRS

Project Index #: 0547INT4
Construction Cost \$1,400

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE

Project Index #: 0547ENR1
Construction Cost \$5,196

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

STRUCTURAL POST REPLACEMENT

Project Index #: 0547STR1
Construction Cost \$25,000

The wood posts supporting the roof overhang around the building are in various stages of deterioration and should be scheduled for replacement. The posts are drying out, twisting, splitting, pulling loose from the steel brackets and rotting at the bottom due to direct contact with dirt and moisture. To prevent the wood to ground contact from occurring in the future, the concrete footings will need to be widened and raised up. This project would provide for replacing 25 wood posts and concrete footings including all necessary hardware and painting or staining.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$17,320

Long-Term Needs**Four to Ten Years****INTERIOR FINISHES**

Project Index #: 0547INT3
Construction Cost \$17,320

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 3,464
Year Constructed: 1994
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % B
IBC Occupancy Type 2: 40 % S-1
Construction Type: Wood and EIFS Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$11,000	Project Construction Cost per Square Foot:	\$35.98
Priority Class 2:	\$96,308	Total Facility Replacement Construction Cost:	\$866,000
Priority Class 3:	\$17,320	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$124,628	FCNI:	14%

CAMPGROUND COMFORT STATION

SPWB Facility Condition Analysis - 0546

Survey Date: 7/22/2014

**CAMPGROUND COMFORT STATION
BUILDING REPORT**

The Campground Comfort Station is a concrete masonry unit and wood post and beam structure. It contains restrooms and showers for both Men and Women. The restrooms and showers are somewhat ADA compliant and there is an ADA accessible route of travel and parking space to the restrooms. The two ADA campsites nearby have an ADA accessible route to the building. It has a propane fired on demand water heater unit and furnace in the janitorial closet.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****ADA SHOWER AND RESTROOM REMODEL****Project Index #: 0546ADA2****Construction Cost \$15,000**

The designated ADA restrooms and showers do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms and one accessible shower room. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,320****Necessary - Not Yet Critical****Two to Four Years****HVAC REPLACEMENT****Project Index #: 0546HVA1****Construction Cost \$4,000**

The existing HVAC system consists of a propane-fired furnace and an air handler. The equipment is original to the building and does not provide sufficient heat in the colder months of the year. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 0546INT1****Construction Cost \$4,320**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2014.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$17,280****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0546EXT2****Construction Cost \$17,280**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 864
Year Constructed: 1991
Exterior Finish 1: 80 % Concrete Masonry U
Exterior Finish 2: 20 % Wood Posts
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$46.99
Priority Class 2:	\$8,320	Total Facility Replacement Construction Cost:	\$130,000
Priority Class 3:	\$17,280	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$40,600	FCNI:	31 %

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



South Fork State Recreation Area Site – FCA Site #9936
Description: AC paving in need of maintenance by park office.



Water Tank – FCA Building #3354
Description: View of the water tank.



Residences – FCA Building #3353, 3352
Description: Exterior of the residences.



Coyote Cove CXT Restroom – FCA Building #3351
Description: Exterior of the Restroom.



Saddle Dam CXT Restroom – FCA Building #3350
Description: Exterior of the Restroom.



Typical Ramada
Description: Exterior of the restroom.



Irrigation Pump House – FCA Building #2753
Description: Exterior of the building.



CXT Restroom #3 West – FCA Building #2741
Description: Exterior of the restroom.



CXT Restroom #2 West – FCA Building #2740

Description: Exterior of the restroom.



CXT Restroom #1 West – FCA Building #2739

Description: Exterior of the restroom.



Fisherman's Point CXT Restroom – FCA Building #2737
Description: Exterior of the restroom.



East Boat Ramp CXT Restroom – FCA Building #2321
Description: Exterior of the restroom.



Garage / Storage Building – FCA Building #2301
Description: Exterior of the building.



West Fee Booth – FCA Building #2300
Description: Exterior of the structure.



East Fee Booth – FCA Building #2299
Description: Exterior of the building.



Shop – FCA Building #0581
Description: Exterior of the building.



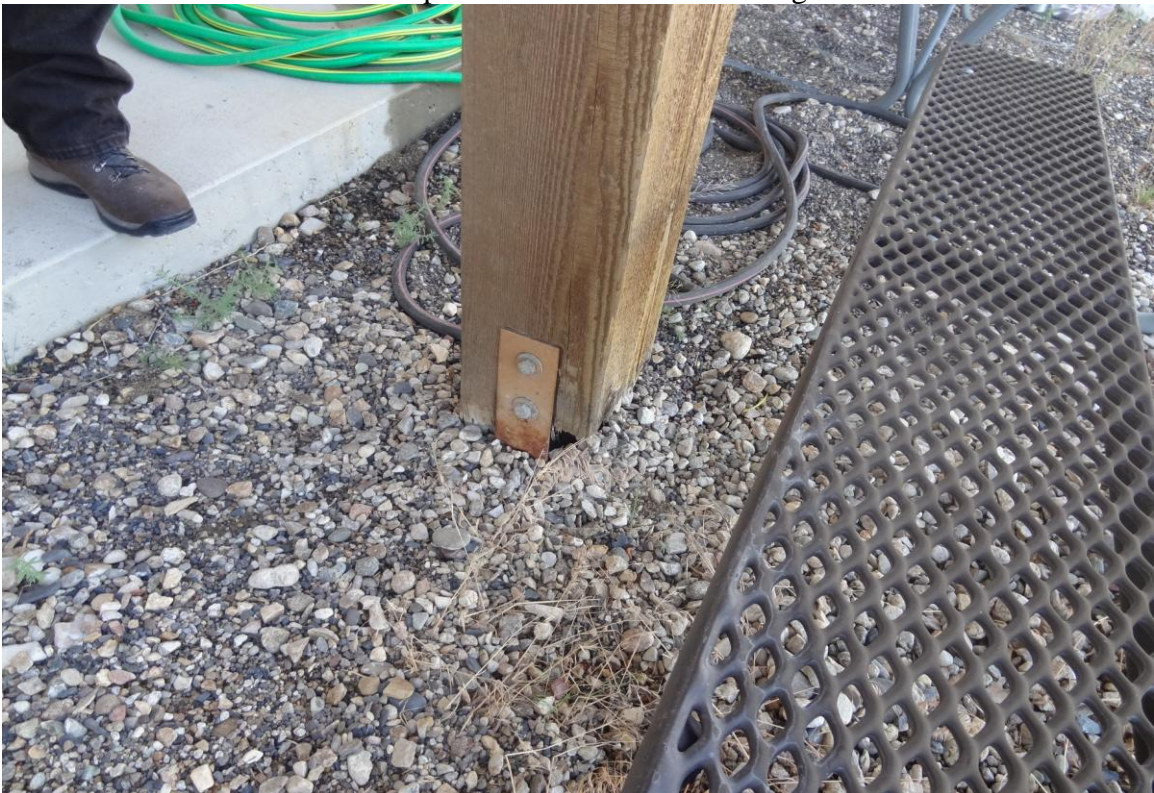
Pump House – FCA Building #0580
Description: Exterior of the building.



Storage Building – FCA Building #0578
Description: Exterior of the building.



Park Office / Shop – FCA Building #0547
Description: Exterior of the building.



Park Office / Shop – FCA Building #0547
Description: Damaged pier post / footing.



Campground Comfort Station – FCA Building #0546
Description: Exterior of the building.